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SAN FRANCISCO PLANNING DEPARTMENT

To Responsible Agencies, Trustee Agencies, and Interested Parties:

**RE: CASE NO. 2007.0168E – HUNTERS VIEW REDEVELOPMENT, SAN FRANCISCO
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF PUBLIC SCOPING MEETING**

A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above-referenced project, described below, has been issued by the Planning Department. The NOP/Notice of Public Scoping Meeting is either attached or is available upon request from Nannie Turrell, whom you may reach at (415) 575-9047 or at the above address. It is also available online at www.sfplanning.org. This notice is being sent to you because you have been interested in the project or the project area.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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415.558.6409

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5/S



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the Library

te, the existing Hunters View Public Housing, is comprised of two Middle Point and West Point Roads and Wills and Hare Streets, 9. The second is along Keith Street, Assessor's Block 4720, Lot 27. Associates, LP, proposes to construct between about 650 and 800 ugs. The project would replace one-for-one the existing 267 public a mixed-income community comprised of for-rent and for-sale s well as public housing units. The project would also include or Humanity and resident-serving retail and community space. sist of a teen center, a computer learning facility, a childcare/Head eas. The project would also include approximately 740 off-street ld include improvements to access and circulation including ts, and addition of new streets and sidewalks as well as areas of would be based on sustainable "green" building technologies and y Efficient Design) certification components.

mined that an EIR must be prepared for the proposed project prior ether to approve the project. The purpose of the EIR is to provide icanic physical environmental effects of the proposed project, to ze the significant effects, and to describe and analyze possible ct. The Hunters View site is within the Bayview Hunters Point

Redevelopment Plan area, adopted in 2006 by the San Francisco Redevelopment Agency. That plan was analyzed in the *Bayview Hunters Point Redevelopment Projects and Rezoning Environmental Impact Report (BVHP EIR)*, 1996.546E, certified March 2, 2006. The potential redevelopment of the Hunters View site with an increase in residential units was generally accounted for in the growth projections analyzed in the BVHP EIR. However, this EIR will review project specific effects of Hunters View development. Under CEQA Guidelines Section 15150, the Hunters View EIR may summarize and incorporate by reference information and conclusions contained in the 2006 EIR. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

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To Responsible Agencies, Trustee Agencies, and Interested Parties:

**RE: CASE NO. 2007.0168E – HUNTERS VIEW REDEVELOPMENT, SAN FRANCISCO
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND
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Project Description: The project site, the existing Hunters View Public Housing, is comprised of two adjacent properties. The first is at Middle Point and West Point Roads and Wills and Hare Streets, Assessor's Block 4624, Lots 3, 4 and 9. The second is along Keith Street, Assessor's Block 4720, Lot 27. The project sponsor, Hunters View Associates, LP, proposes to construct between about 650 and 800 residential units in multiple buildings. The project would replace one-for-one the existing 267 public housing units, and would result in a mixed-income community comprised of for-rent and for-sale units at and below market rate, as well as public housing units. The project would also include housing constructed by Habitat for Humanity and resident-serving retail and community space. Community space would likely consist of a teen center, a computer learning facility, a childcare/Head Start center and children's play areas. The project would also include approximately 740 off-street parking spaces. The project would include improvements to access and circulation including realignment of some existing streets, and addition of new streets and sidewalks as well as areas of outdoor open space. The project would be based on sustainable "green" building technologies and contain LEED (Leadership in Energy Efficient Design) certification components.

The Planning Department has determined that an EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The purpose of the EIR is to provide information about potential significant physical environmental effects of the proposed project, to identify possible ways to minimize the significant effects, and to describe and analyze possible alternatives to the proposed project. The Hunters View site is within the Bayview Hunters Point Redevelopment Plan area, adopted in 2006 by the San Francisco Redevelopment Agency. That plan was analyzed in the *Bayview Hunters Point Redevelopment Projects and Rezoning Environmental Impact Report (BVHP EIR)*, 1996.546E, certified March 2, 2006. The potential redevelopment of the Hunters View site with an increase in residential units was generally accounted for in the growth projections analyzed in the BVHP EIR. However, this EIR will review project specific effects of Hunters View development. Under CEQA Guidelines Section 15150, the Hunters View EIR may summarize and incorporate by reference information and conclusions contained in the 2006 EIR. Preparation of an NOP or EIR does not indicate a decision by the City to approve or to disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

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The Planning Department will hold a **PUBLIC SCOPING MEETING** on Wednesday, December 5th at 6:00 p.m. in the **Alex L. Pitcher, Jr. Community Room** at the **Southeast Community Center**, located at 1800 Oakdale Avenue. The purpose of this meeting is to receive oral comments to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Written comments will also be accepted until the close of business on **December 17, 2007**. Written comments should be sent to Bill Wycko, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Nannie Turrell** at (415) 575-9047.

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC
SCOPING MEETING

Date of this Notice:	November 16, 2007		
Lead Agency:	San Francisco Planning Department 1650 Mission Street, Suite 400, San Francisco, CA 94103		
Agency Contact Person:	Nannie Turrell	Telephone: (415) 575-9047	
Project Title:	2007.0168E: Hunters View Redevelopment		
Project Sponsor:	Hunters View Associates, LP, c/o John Stewart, Co.		
Contact Person:	Margaret Campbell	Telephone: (415) 345-4490	
Project Address:	227-229 West Point Road, San Francisco, CA 94124-2465		
Assessor's Block and Lot:	Assessor's Block 4642; Lots 3, 4, and 9. Assessor's Block 4720; Lot 27.		
City and County:	San Francisco		
Project Description:	See attached.		

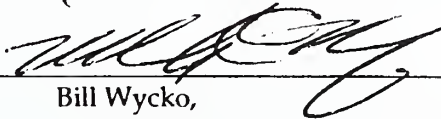
A PUBLIC SCOPING MEETING will be held pursuant to the State of California Public Resources Code Section 21083.9 and California Environmental Quality Act Guidelines Section 15206 to receive oral comments concerning the scope of the EIR. The meeting will be held on **Wednesday, December 5, 2007 from 6:00 p.m. to 8:00 p.m. in the Alex L. Pitcher, Jr. Community Room at the Southeast Community Center, located at 1800 Oakdale Avenue.** Please see the attached for more information.

Written comments on the scope of the EIR will be accepted until the close of business on **Monday, December 17, 2007.** Written comments should be sent to Bill Wycko, Acting Environmental Review Officer, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Documents relating to the proposed project are available for review, by appointment, at the Planning Department's Major Environmental Analysis office, 1650 Mission Street, Suite 400. Please call Nannie Turrell at (415) 575-9047.

State Agencies: We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. Please include the name of a contact person in your agency. Thank you.

November 16, 2007
Date


Bill Wycko,
Acting Environmental Review Officer

中文資料請電：558-5956

Para sa impormasyon sa Tagalog tumawag sa: 558-6251

Para información en Español llamar al: 558-5952

PROJECT DESCRIPTION

Hunters View is a 267-unit public housing project developed by the San Francisco Housing Authority (SFHA) in 1957. The project sponsor, Hunters View Associates, LP, working with SFHA, the San Francisco Redevelopment Agency and the Mayor's Office of Housing, proposes to construct a mixed-income community comprised of between about 650 and 800 units. The project would include one-for-one replacement of the existing 267 public housing units. The project would include single-family homes, townhouses and flats. The buildings would range in height from 20 to 65 feet. The project would likely also include some ground-floor commercial space and community facilities such as a teen center, a computer learning facility, a child-care/Head Start center and children's play areas. Off-street parking would be provided at a ratio of approximately one space per unit. For the most part, parking would be provided at the ground level, particularly under multi-story flats. Where parking is not provided as a podium for a building, it may be below grade, and covered with a courtyard. The project would also include new roadways and walkways, open space, and related infrastructure.

The project would be based on sustainable "green" building technologies and LEED certification components.

The project would be developed in phases, and existing Hunters View tenants would be temporarily relocated on-site during construction. No tenants would be displaced.

Project Location and Site Characteristics

The site is located within the Bayview Hunters Point neighborhood, approximately 1 ¼ miles east of the intersection of U.S. 101 and I-280, as shown in Figure 1. The project site is comprised of two adjacent properties. The first is at Middle Point and West Point Roads and Wills and Hare Streets, Assessor's Block 4624, Lots 3, 4 and 9. The second is along Keith Street, Assessor's Block 4720, Lot 27. Surrounding land uses include other residential and commercial properties. The properties to the west and northwest include multi-family residences, primarily other Housing Authority sites. The parcel to the north (across Evans Avenue) is the PG&E Hunters Point Plant, which has been closed and is under demolition. The parcels to the northeast include an existing PG&E switching station. The parcels to the south of the project site include Malcolm X Academy, a public elementary school, and the Hunters Point Youth Community Park, which is a community based park that is owned and operated by a non-profit entity. To the east and south are India Basin Shoreline Park, and the India Basin neighborhood along Innes Avenue.

The 1,003,385 square-foot site is irregularly shaped as shown in Figure 2. The site sits on a northeast-facing, low to moderately steep slope, with relief from approximately 150 feet above mean sea level (msl) on the southwest to 50 feet msl on the northeast.

The project site is located within an RM-1 District, which is defined under Section 206.2 of the *Planning Code* as Residential, Mixed-Use – Low Density. As such, the RM-1 Districts contain a mixture of dwelling types that are found in the Residential Housing (RH) Districts, but in addition have a significant number of apartment buildings



FIGURE 1
Regional Location



Source: WRT/Solomon E.T.C.

FIGURE 2
Preliminary Site Plan

that broaden the range of unit sizes and the variety of structures. Non-residential uses in the RM-1 District tend to be resident-serving uses. The project site is within a 40-X Height and Bulk District which sets building height limits at 40 feet. Bulk limits in this District are set based on percent slope per Section 260 (a) (3) of the Planning Code.

The Hunters View site is also within the Bayview Hunters Point (BVHP) Redevelopment Plan, adopted in 2006 by the San Francisco Redevelopment Agency. The BVHP plan assumes that the Hunters View site would continue as SFHA-type affordable housing, with potential increases in density for additional mixed-income housing. The BVHP plan maintains the existing residential zoning for the site.

The site is currently occupied by the 267-unit public housing project that was constructed in 1957 on the foundations of former World War II workforce housing. The existing project includes fifty buildings that are one to three stories, rectangular shaped, stucco over wood frame, and flat roofed. The buildings are connected by a network of concrete walkways, stairs and common open spaces. The 267 units of residential space equate to approximately 325,000 square feet; there is an additional 7,000 square feet of community serving and storage space. The buildings range in height from one to three stories or 16 to 28 feet and there are no off-street parking spaces.

The buildings on the site are connected by meandering roads and walkways. Open-spaces are mostly residual and ill-defined. The site currently contains 68 trees.

Project Characteristics

The proposed project would result in a mixed-income community. While subject to adjustment based on a refined planning analysis, the current proposal would include between 650 and 800 total units, including, at least, about 350 affordable rental units, of which 267 units would be replacement public housing units, the remaining units would be home ownership units, of which 15% are anticipated to be affordable units. The EIR will conservatively analyze development of up to 800 units.

The proposed development would include approximately 6,400 square feet of neighborhood-serving retail that would be accommodated in three to six different spaces. While the retailers have not yet been determined, possible uses include neighborhood-serving uses such as a deli, a drycleaner, or a coffee shop. These spaces would be located at key intersections as shown in Figure 2. The retail uses would be expected to employ about six to ten people and there may be some opportunities for residents to own, operate and/or work at the retail shops. The project would likely include a teen center, a computer learning facility, a childcare/Head Start center and children's play areas.

As shown in Figure 2, the proposed project would use existing and reconfigured roadways on the site. In particular, Middle Point Road would remain in its current alignment, as would Wills Street and Hare Street, Wills and Hare Streets would be extended to connect, providing through access. West Point Road would be reconfigured to provide access from Middle Point Road to Fairfax Avenue. Fairfax Avenue would be extended from its current terminus at Keith Street, through the site at the northwest corner, across the site to connect with two new streets: New Street and Park Street East/West. Park Street East/West would be a wide boulevard with

two directions of travel separated by a median. The proposed project would include about 740 off-street parking spaces. It is anticipated that the proposed project would include two neighborhood park areas totaling 58,300 square feet.

All of the existing trees would be removed as a part of the project. All but six trees are considered to be in fair, poor or very poor condition. The project would include new landscaping and tree planting.

Table 1: Project Summary Table, below present project uses, based on 650-800 total units.

Table 1: Project Summary Table		
TOTAL HOUSING UNITS		650-800 units
TOTAL PARKING SPACES		740 spaces
Commercial		6,400 square feet
Community		20,000 square feet
Open Space		58,300 square feet
Source: John Stewart Co., 2007		

Construction would require movement of about 110,000 cubic yards of soil on-site. It is anticipated that the project would use conventional foundations, requiring an average depth of excavation of twenty-to twenty-five feet.

Project construction would be undertaken in three consecutive, non-overlapping phases, from about 2009 to 2015.

Approvals Required

A Zoning Map Amendment would be requested in conjunction with Conditional Use Approval to rezone the site to 65-X to accommodate the buildings that would exceed forty feet in height. The zoning amendment would require Board of Supervisors approval.

In addition, the following permits and public approvals would be required:

- Conditional Use Approval for a Planned Unit Development, pursuant to Planning Code Sections 303 and 304.
- Subdivision Map and Condominium Map Approvals from the Department of Public Works (DPW)
- Demolition Permits from the Department of Building Inspection (DBI)
- Grading Permits
- Site Permit and Permit Addenda, including foundation, construction and landscaping work, from DBI
- DPW permits for tree removals.

Potential Environmental Effects

The Hunters View site is within the Bayview Hunters Point Redevelopment Plan area, adopted in 2006 by the San Francisco Redevelopment Agency. That plan was analyzed in the *Bayview Hunters Point Redevelopment Projects and Rezoning Environmental Impact Report (BVHP EIR)*, 1996.546E, certified March 2, 2006. The potential redevelopment of the Hunters View site with an increase in residential units was generally accounted for in the growth projections analyzed in the BVHP EIR. However, this EIR will review project specific effects of Hunters View development. Under CEQA Guidelines Section 15150, the Hunters View EIR may summarize and incorporate by reference information and conclusions contained in the 2006 EIR. In addition to the Bayview Hunters Point Redevelopment Projects and Rezoning (BVHP) EIR, other background reports are being prepared for the proposed project, including a Transportation Study, a Historic Resources Evaluation, and a Biological Resources Assessment. Based on the preliminary findings of these studies and information contained in the BVHP EIR, the proposed project would have potential environmental effects with regard to: transportation and circulation, visual quality and urban design, and biological resources. Therefore, the EIR will analyze these topics. The air quality and noise impacts associated with the proposed project would be evaluated, based on changes to traffic and construction activities. The proposed project involves an increase in density and requires a Zoning Map Amendment and a Conditional Use Approval. The EIR will discuss Plans and Policies and Land Use.

The EIR will discuss the following environmental topics to determine if the impacts would be significant: Cultural Resources, Population and Housing, Shadow and Wind, Recreation and Public Space, Utilities and Service Systems, Public Services, Geology, Soils and Seismicity, Hydrology and Water Quality, Hazards and Hazardous Materials, Mineral and Energy Resources, Agricultural Resources.

As required under CEQA, the EIR will discuss cumulative environmental effects, as appropriate, particularly with regard to transportation and circulation impacts. Cumulative impacts will take into account foreseeable development in nearby areas. For example, future developments at the Hunters Point Shipyard, Candlestick Point, and Executive Park may be included in the cumulative discussion.

PUBLIC SCOPING MEETING

The Planning Department is holding a **PUBLIC SCOPING MEETING** on:

**Wednesday, December 5, 2007
Alex L. Pitcher Jr. Community Room
Southeast Community Center
1800 Oakdale Avenue
(Oakdale Avenue and Phelps Street)
6:00 p.m.-8:00 p.m.**

The purpose of this meeting is to assist the Planning Department in reviewing the scope and content of the environmental impact analysis and information to be contained in the EIR for the project. Each member of the public will be given three (3) minutes to comment and offer testimony for consideration. Written comments will also be accepted at the meeting and until the close of business on **Monday, December 17, 2007**.

